(S.P.L.I.A. UG-4, PCS UG-4-P)

HISTORIC AND NATURAL DISTRICTS INVENTORY FORM

DIVISION FOR HISTORIC PRESERVATION
NEW YORK STATE PARKS AND RECREATION
ALBANY, NEW YORK (518) 474-0479

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94SDØØ165

YOUR NAME: Nora Lucas DATE: July 1991

YOUR ADDRESS: 306 Beach Avenue, Mamaroneck, NY 10543 TELEPHONE: (914) 698 3689

ORGANIZATION (if any): Preservation Computer Services, Inc for the Town of North Hempstead

* *

1. NAME OF DISTRICT: University Gardens

2. COUNTY: Nassau TOWN/CITY: North Hempstead VILLAGE: Great Neck

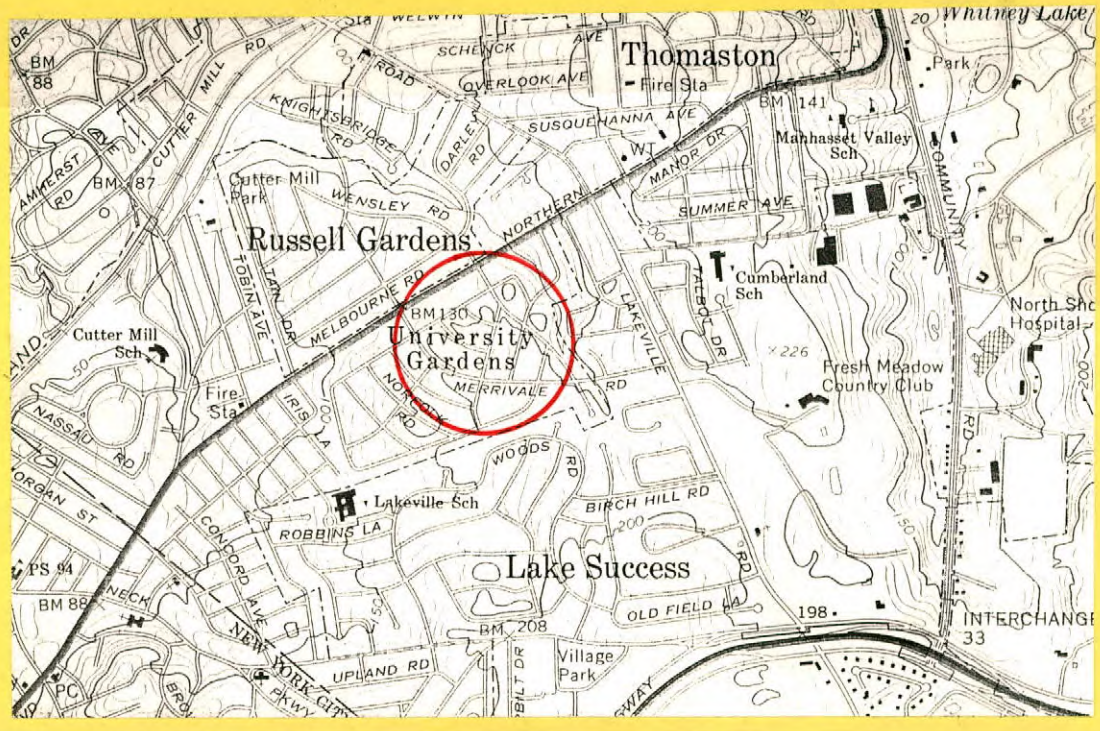
3. DESCRIPTION:

See Continuation Sheet

4. SIGNIFICANCE:

See Continuation Sheet

5. MAP:



USGS
Sea Cliff Quad

HP-2

6. SOURCES:

Insurance Maps of the Town of North Hempstead, Sanborn Map Co., Inc. 1977 - 1980 Sheets 510 and 512
Advertisement Brochure, "Superbly-Built Brand New Suburban Home" Preview, Inc, NY, NY, 1949.
Pincus, Roberta. This is Great Neck. Great Neck, LI, Thalmar Graphics, 1975, the League of Women Voters of Great Neck.
Nassau County Land Records, Maps
Nassau County Assessors Records

7. THREATS TO AREA:

BY ZONING ☐ BY ROADS ☐ BY DEVELOPERS ☐

BY DETERIORATION ☐ OTHER _____

ADDITIONAL COMMENTS:

8. LOCAL ATTITUDES TOWARD THE AREA:

This is a well-maintained area in which property owners clearly take pride in their homes. It might be a neighborhood in which a local designation would be welcomed.

9. PHOTOS:

See Attached

3. Description

Description

The term University Gardens refers to an irregularly shaped area at the westernmost section of North Hempstead at the Queens County border roughly bisected by Route 25. The community is bounded on the north by the incorporated villages of Great Neck Estates and Russell Gardens, east and south by the Incorporated Village of Lake Success, and on the west by the community of Little Neck Park. University Gardens is a suburban, residential community, containing, in all, 281 predominantly detached, single family homes arranged on a network of curvilinear roads, through which, a commercial strip, Route 25A, is developed with a variety of non-residential uses.

University Gardens was planned in 1927 on the former grounds of the University Golf Club; the area was actually developed over a period of years. This proposed University Heights Historic district appears to be the site of the earliest development that took place in the area and represents the only intact and cohesive collection of period revival homes in University Gardens. The proposed historic district area has extremely irregular boundaries due to infill housing built at its edges. The proposed district boundaries were drawn to exclude buildings which do not contribute to the architectural character and significance of the neighborhood. The proposed district is predominantly characterized by brick and stucco Tudor Revival houses with a few Colonial Revival and French Provincial Revival types as well. Generally of large proportions, the houses are situated on relatively small, but well-landscaped and irregularly shaped lots. The area has a park-like appearance with a curvilinear street plan and slightly hilly topography. All houses are set back from the road and their random orientation contributes to the neighborhood's park-like appearance. The imposing Tudor Revival house at 1 Somerset Drive, on a prominent, triangular lot, sets the tone for the district.

The range of the Tudor Revival in University Gardens includes 40 Merrivale Road, (NH-9-5-91) a large, sprawling brick residence distinguished by a half-timbered projecting second story projection and a double-height, rounded window in a projecting gable. 42 Merrivale Road (NH-9-4-91) is distinguished by a square hip-roofed entry turret, while 57 Wensley Road (NH-9-3-91), with its brick ground story and half-timbered second story, represents a nearly text book example of the style. 20 Sussex Road (NH-9-6-91), with rusticated clapboards at the second story, represents a less formal, cottage version of the mode.

The Colonial Revival, while not occurring in University Gardens in great numbers, is well represented by the imposing central entry, three-bay, brick, hip-roofed house with a large one-story wing at 59 Wensley Place (NH-9-8-91).

In addition, 20 Surrey Road (NH-9-7-91), with its restrained detailing and round arched dormers, represents another minor style in the neighborhood, French Provincial Revival.

University Gardens
Great Neck, Town of North Hempstead, New York

3. Description

The University Gardens Historic District Contains 41 Buildings, including 31 Contributing buildings and 10 Non-contributing buildings. Dates are from the Nassau County Assessor's Office.

Merrivale Place

33 Merrivale Road, Tudor Revival, 1928, C 05902.001342
37 Merrivale Road, Tudor Revival, 1928, C 001343
40 Merrivale Road, Tudor Revival, 1930, C 001344
42 Merrivale Road, Tudor Revival, 1935, C 001345

Roseth Place

8 Roseth Place, Tudor Revival/Norman, 1928, C 001346

Rutland Road

1 Rutland Road, Modern, 1949, NC 001347
2 Rutland Road, Tudor Revival, 1928, C 001348
3 Rutland Road, Tudor Revival, 1935, C 001349
4 Rutland Road, Tudor Revival, 1933, C 001350
5 Rutland Road, Colonial Revival, 1969, NC 001351
6 Rutland Road, Tudor Revival, 1930, C 001352
7 Rutland Road, Tudor Revival, 1938, C 001353
14 Rutland Road, Tudor Revival, 1938, C 001354
19 Rutland Road, Tudor Revival, 1928, C 001355

Somerset Drive

1 Somerset Drive, Tudor Revival, 1930, C 001356
3 Somerset Drive, Tudor Revival, 1929, NC Undergoing total gut rehab and addition larger than original house 001357
5 Somerset Drive, Ranch, NC 001358
7 Somerset Drive, Colonial Revival, 1938, C 001359
7A Somerset Drive, High-ranch, 1963, NC 001360
9 Somerset Drive, Tudor Revival, 1936, C 001361
2 Somerset Drive, Tudor Revival, 1926, C 001362
4 Somerset Drive, Tudor Revival, 1928, C 001363
6 Somerset Drive, Colonial Revival, 1969, NC 001364
10 Somerset Drive, Tudor Revival, 1925, C 001365
14 Somerset Drive, Colonial Revival, 1933, C 001366

Surrey Road

15 Surrey Road, Tudor Revival, 1928, C 001367
19 Surrey Road, French Provincial, 1938, C 001368

University Gardens
Great Neck, Town of North Hempstead, New York

3. Description

Wensley Drive

56 Wensley Drive, Colonial Revival, 1951, NC 001369
58 Wensley Drive, Tudor Revival, 1926, C 001370
59 Wensley Drive, Georgian Colonial Revival, 1928, C 001371
57 Wensley Drive, c1930, Tudor Revival, C 001372
226 Wensley Drive, c1930, Tudor Revival, C 001373

Sussex Road

12 Sussex Road, Tudor Revival, 1930, C 001374
14 Sussex Road, Colonial Revival, 1967, NC 001375
20 Sussex Road, Tudor Revival, 1927, C 001376
22 Sussex Road, Tudor Revival, 1927, C 001377
34 Sussex Road, Ranch, 1949, NC 001378
17 Sussex Road, Tudor Revival,c1930, C 001379
19 Sussex Road, Modern, c1985, NC 001380

Surrey Road

15 Surrey Road, French Provincial, 1928, C 001381
19 Surrey Road, French Provincial, 1938, C 001382 ?

the list does not correspond to the map
PDS 4/8/1/94
This should be field checked.

University Gardens
Great Neck, Town of North Hempstead, New York

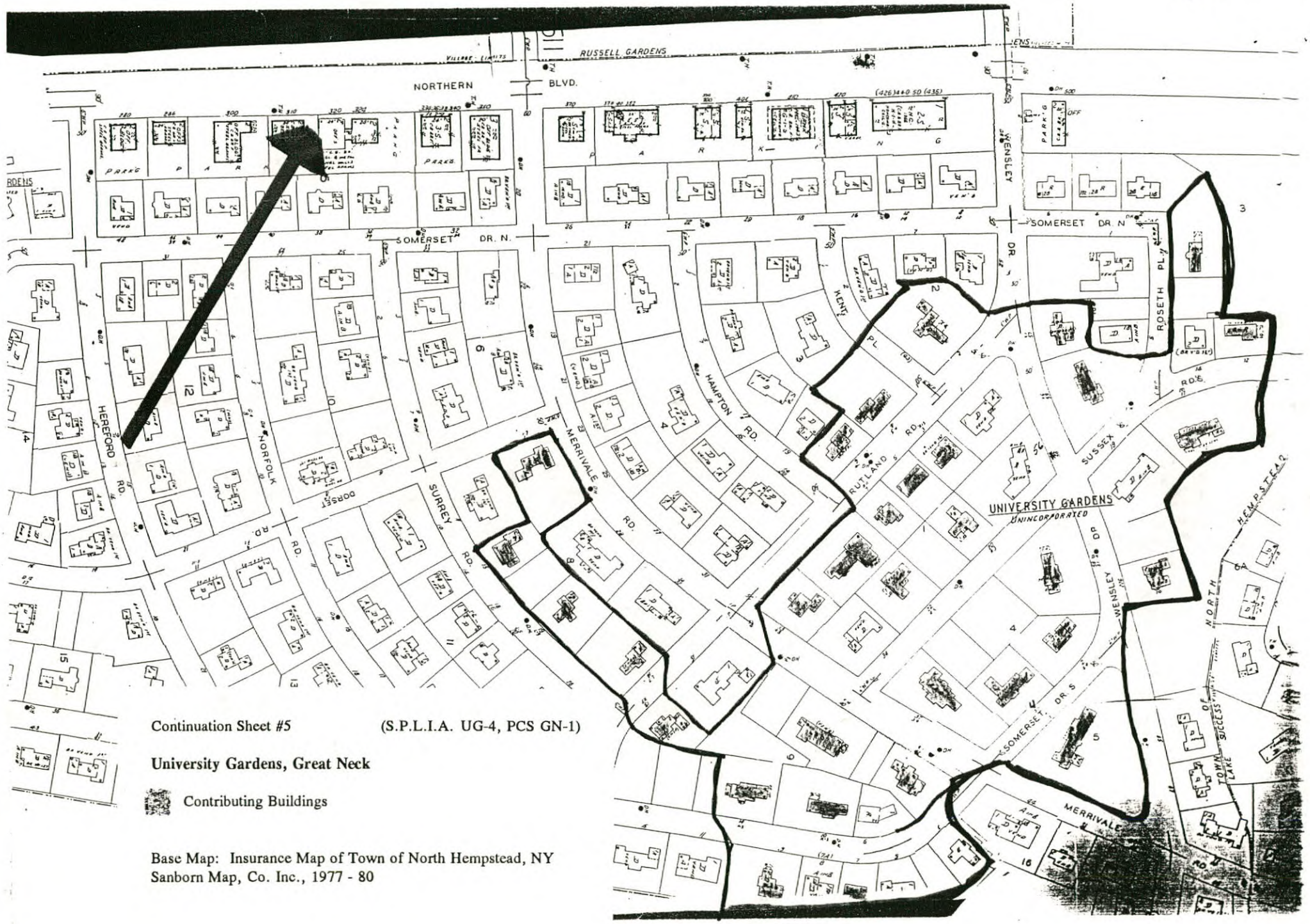
4. Significance

Significance

Described as a "residential wooded park community," University Gardens was developed in 1927, by Crawford Homes Incorporated, on the grounds of the University Golf Club. Crawford Homes built 27 Tudor Revival houses in the early stages of the community, which form the nucleus for the proposed University Gardens Historic District. In addition, a few homes in the Colonial Revival mode are found in the neighborhood. The community today retains the character of this planned park development and is significant for the architectural integrity of these period revival houses. Predominantly Tudor Revival, the large, 2 1/2 story tall houses are surfaced with stucco and half-timbering or burnt and roughly dressed brick, have slate or tile roofs.

Nassau County Land Records map 716, the April 1927 subdivision map, indicates that the initial subdivision was the entire site of the University Golf Club property, extending to Somerset Drive to the west. The proposed historic district is a much smaller area and covers only that which was successfully developed circa 1930.

The University Gardens District is architecturally significant as the best preserved collection of well-detailed, cohesive and intact early 20th century residential neighborhood of well-executed houses predominantly in the Tudor Revival mode. It is further significant as the most intact such collection surviving in the unincorporated section of the Town of North Hempstead.



Continuation Sheet #5 (S.P.L.I.A. UG-4, PCS GN-1)

University Gardens, Great Neck

Contributing Buildings

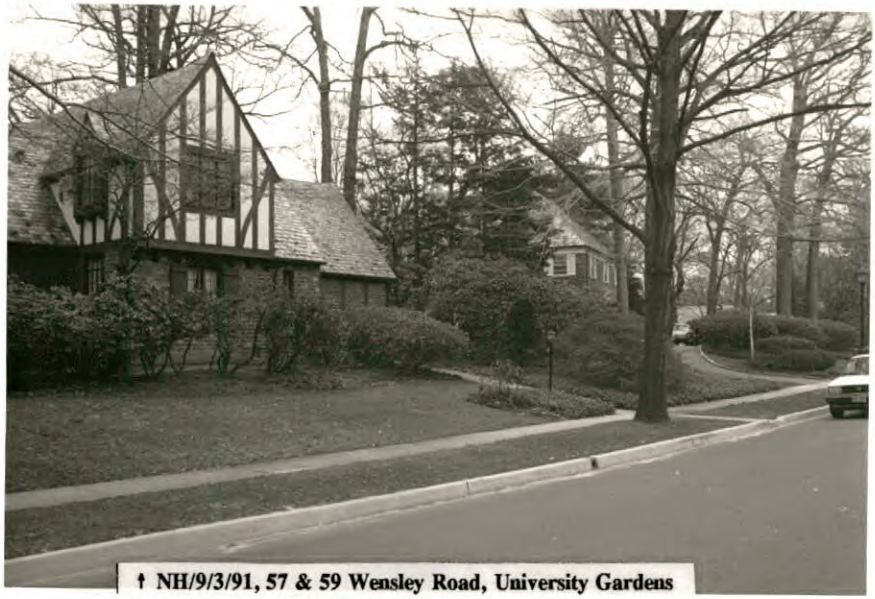
Base Map: Insurance Map of Town of North Hempstead, NY
Sanborn Map, Co. Inc., 1977 - 80

UNIVERSITY GARDENS (94SD00165)

USNs:

05902.000560
05902.001342 33 MERRIVALE RD.
05902.001343 37 MERRIVALE RD.
05902.001344 40 MERRIVALE RD.
05902.001345 42 MERRIVALE RD.
05902.001346 8 ROSETH PL.
05902.001347 1 RUTLAND RD.
05902.001348 2 RUTLAND RD.
05902.001349 3 RUTLAND RD.
05902.001350 4 RUTLAND RD.
05902.001351 5 RUTLAND RD.
05902.001352 6 RUTLAND RD.
05902.001353 7 RUTLAND RD.
05902.001354 14 RUTLAND RD.
05902.001355 19 RUTLAND RD.
05902.001356 1 SOMERSET DR.
05902.001357 3 SOMERSET DR.
05902.001358 5 SOMERSET DR.
05902.001359 7 SOMERSET DR.
05902.001360 7A SOMERSET DR.
05902.001361 9 SOMERSET DR.
05902.001362 2 SOMERSET DR.
05902.001363 4 SOMERSET DR.
05902.001364 6 SOMERSET DR.
05902.001365 10 SOMERSET DR.
05902.001366 14 SOMERSET DR.
05902.001367 15 SURREY RD.
05902.001368 19 SURREY RD.
05902.001369 56 WENSLEY DR.
05902.001370 58 WENSLEY DR.
05902.001371 59 WENSLEY DR.
05902.001372 57 WENSLEY DR.
05902.001373 226 WENSLEY DR.
05902.001374 12 SUSSEX RD.
05902.001375 14 SUSSEX RD.
05902.001376 20 SUSSEX RD.
05902.001377 22 SUSSEX RD.
05902.001378 34 SUSSEX RD.
05902.001379 17 SUSSEX RD.
05902.001380 19 SUSSEX RD.
05902.001381 15 SURREY RD.

University Gardens, Great Neck, NY
Photo Sheet 1



↑ NH/9/3/91, 57 & 59 Wensley Road, University Gardens

NH/9/3/91
57 & 59 Wensley Road
University Gardens

NH/9/5/91, 40 Merrivale Road, University Gardens

NH/9/5/91
40 Merrivale Road
University Gardens

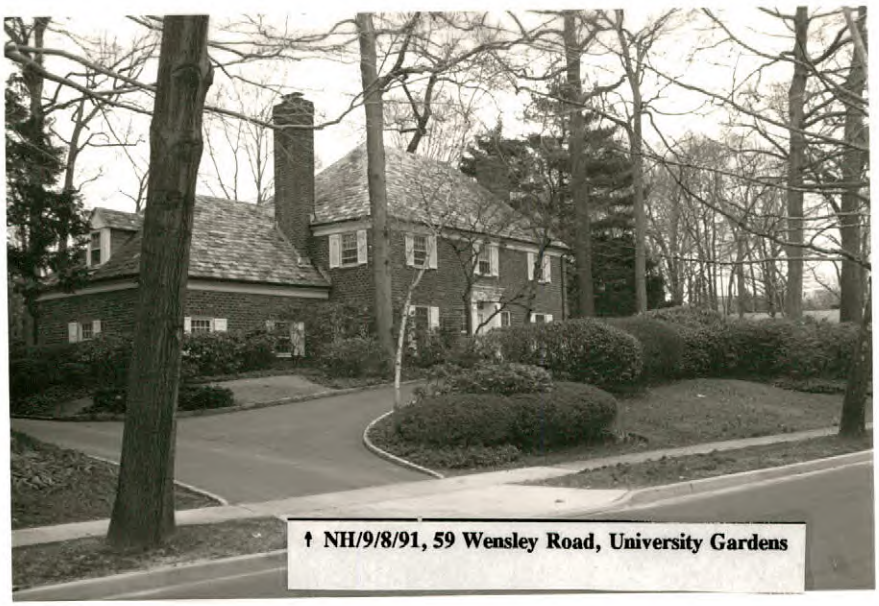
NH/9/6/91, 20 Sussex Road, University Gardens

NH/9/6/91
20 Sussex Road
University Gardens

↑ NH/9/4/91, 42 Merrivale Road, University Gardens

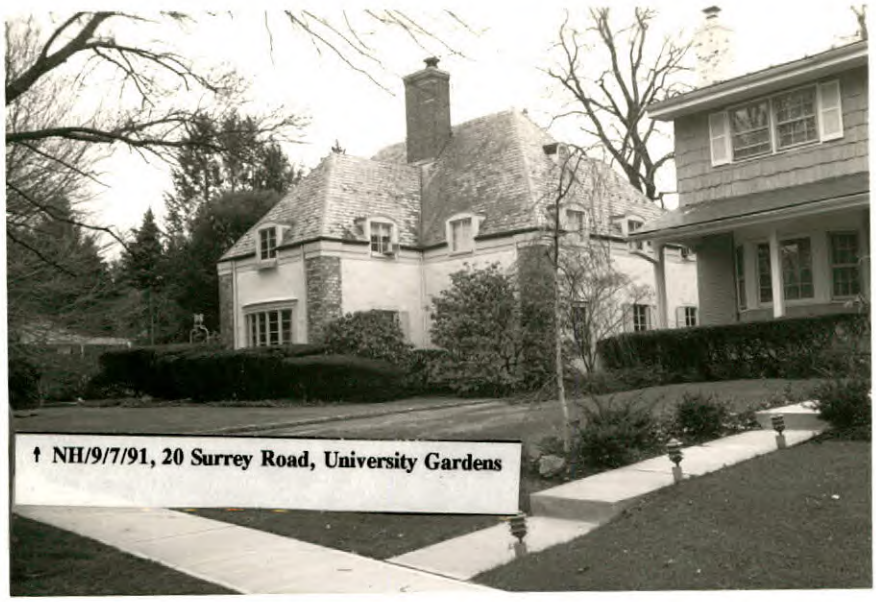
NH/9/4/91
42 Merrivale Road
University Gardens

University Gardens, Great Neck, NY
Photo Sheet 2



↑ NH/9/8/91, 59 Wensley Road, University Gardens

NH/9/8/91
59 Wensley Road
University Gardens



↑ NH/9/7/91, 20 Surrey Road, University Gardens

NH/9/7/91
20 Surrey Road
University Gardens